

CONCEPTUAL BUDGET

OPTION 1			
		Low	High
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION			
Site Development		\$ 1,000,000	\$ 1,100,000
Police Station - 15,785 s.f.	\$ 325-350 psf	\$ 5,130,125	\$ 5,524,750
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$ 1,950,000	\$ 2,100,000
Design and Construction Contingency - 10%		\$ 808,013	\$ 872,475
Contractor General Conditions		\$ 560,000	\$ 560,000
Construction Management Fee - 5%		\$ 472,407	\$ 507,861
Subtotal Construction Costs:		\$ 9,920,544 \$ 455/sf	\$ 10,665,086 \$ 490/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,984,109	\$ 2,133,017
Architectural/engineering fees			
Geotechnical engineering			
Planning and permitting fees			
Builders' risk insurance			
Owner representative/clerk of the works			
Utility connection fees			
Backup generator			
Exterior signage			
Furniture, fixtures, equipment			
Gear storage, extractors, laundry equipment			
Security and IT equipment			
6 Continental Drive - Conceptual Level Project Costs:		\$ 11,904,653 \$ 546/sf	\$ 12,798,104 \$ 587/sf
Project Cost Associated with the Police Station		\$ 8,928,490	\$ 9,598,578
Project Cost Associated with the Fire Substation		\$ 2,976,163	\$ 3,199,526
20 COURT STREET - FIRE DEPARTMENT ONLY RENOVATION/ADDITION OPTION			
ASSUMES FIRE SUBSTATION WILL BE BUILT			
Site Development		\$ 850,000	\$ 875,000
Demolition of Portions of Existing Building		\$ 140,000	\$ 160,000
New 10,000 s.f. Fire Station Addition	\$ 350-370 psf	\$ 3,500,000	\$ 3,700,000
Renovation to Existing 6,300 s.f. Facility	\$ 180-190 psf	\$ 1,134,000	\$ 1,197,000
Design and Construction Contingency - 10%		\$ 562,400	\$ 593,200
Contractor General Conditions		\$ 720,000	\$ 720,000
Construction Management Fee - 5%		\$ 345,320	\$ 362,260
Subtotal Construction Costs:		\$ 7,251,720 \$ 445/sf	\$ 7,607,460 \$ 467/sf
Project Soft Costs - 20% of Construction Costs		\$ 1,450,344	\$ 1,521,492
Architectural/engineering fees			
Geotechnical engineering			
Planning and permitting fees			
Builders' risk insurance			
Owner representative/clerk of the works			
Utility connection fees			
Backup generator			
Exterior signage			
Furniture, fixtures, equipment			
Gear storage, extractors, laundry equipment			
Security and IT equipment			
20 Court Street - Conceptual Level Project Costs:		\$ 8,702,064 \$ 534/sf	\$ 9,128,952 \$ 560/sf
OPTION 1 - Total Project Cost:		\$ 20,606,717	\$ 21,927,056

This conceptual level budget is based on 2022 construction costs

The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

Costs not included:

Land acquisition costs are not included in this budget

Any temporary accommodations, relocations, and facility rental costs during construction are not included in this budget

New or relocated communications equipment; including radio antenna, dispatch consoles, and radio systems

CONCEPTUAL BUDGET

OPTION 2		Low		High	
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION					
Site Development		\$	1,000,000	\$	1,100,000
Police Station - 15,785 s.f.	\$ 325-350 psf	\$	5,130,125	\$	5,524,750
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$	1,950,000	\$	2,100,000
Design and Construction Contingency - 10%		\$	808,013	\$	872,475
Contractor General Conditions		\$	560,000	\$	560,000
Construction Management Fee - 5%		\$	472,407	\$	507,861
Subtotal Construction Costs:		\$	9,920,544	\$ 455/sf	\$ 10,665,086
Project Soft Costs - 20% of Construction Costs		\$	1,984,109	\$	2,133,017
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
6 Continental Drive - Conceptual Level Project Costs:		\$	11,904,653	\$ 546/sf	\$ 12,798,104
Project Cost Associated with the Police Station		\$	8,928,490	\$	9,598,578
Project Cost Associated with the Fire Substation		\$	2,976,163	\$	3,199,526
20 COURT STREET - NEW FIRE STATION					
Site Development		\$	900,000	\$	925,000
Demolition of Existing Building		\$	225,000	\$	250,000
New 16,300 s.f. Fire Station Addition	\$ 350-370 psf	\$	5,705,000	\$	6,031,000
Design and Construction Contingency - 10%		\$	683,000	\$	720,600
Contractor General Conditions		\$	720,000	\$	720,000
Construction Management Fee - 5%		\$	411,650	\$	432,330
Subtotal Construction Costs:		\$	8,644,650	\$ 530/sf	\$ 9,078,930
Project Soft Costs - 20% of Construction Costs		\$	1,728,930	\$	1,815,786
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
20 Court Street - Conceptual Level Project Costs:		\$	10,373,580	\$ 636/sf	\$ 10,894,716
OPTION 2 - Total Project Cost:		\$	22,278,233	\$	23,692,820

This conceptual level budget is based on 2022 construction costs

The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

Costs not included:

Land acquisition costs are not included in this budget

Any temporary accommodations, relocations, and facility rental costs during construction are not included in this budget

New or relocated communications equipment; including radio antenna, dispatch consoles, and radio systems

CONCEPTUAL BUDGET

OPTION 3		Low		High	
6 CONTINENTAL DRIVE - NEW POLICE AND FIRE SUBSTATION					
Site Development		\$	1,000,000	\$	1,100,000
Police Station - 15,785 s.f.	\$ 325-350 psf	\$	5,130,125	\$	5,524,750
Fire Substation - 6,000 s.f.	\$ 325-350 psf	\$	1,950,000	\$	2,100,000
Design and Construction Contingency - 10%		\$	808,013	\$	872,475
Contractor General Conditions		\$	560,000	\$	560,000
Construction Management Fee - 5%		\$	472,407	\$	507,861
Subtotal Construction Costs:		\$	9,920,544	\$ 455/sf	\$ 10,665,086
Project Soft Costs - 20% of Construction Costs		\$	1,984,109	\$	2,133,017
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
6 Continental Drive - Conceptual Level Project Costs:		\$	11,904,653	\$ 546/sf	\$ 12,798,104
Project Cost Associated with the Police Station		\$	8,928,490	\$	9,598,578
Project Cost Associated with the Fire Substation		\$	2,976,163	\$	3,199,526
HOLLAND WAY - NEW FIRE STATION					
Site Development		\$	1,400,000	\$	1,500,000
New 16,300 s.f. Fire Station	\$ 350-370 psf	\$	5,705,000	\$	6,031,000
Design and Construction Contingency - 10%		\$	710,500	\$	753,100
Contractor General Conditions		\$	720,000	\$	720,000
Construction Management Fee - 5%		\$	426,775	\$	450,205
Subtotal Construction Costs:		\$	8,962,275	\$ 550/sf	\$ 9,454,305
Project Soft Costs - 20% of Construction Costs		\$	1,792,455	\$	1,890,861
Architectural/engineering fees					
Geotechnical engineering					
Planning and permitting fees					
Builders' risk insurance					
Owner representative/clerk of the works					
Utility connection fees					
Backup generator					
Exterior signage					
Furniture, fixtures, equipment					
Gear storage, extractors, laundry equipment					
Security and IT equipment					
Holland Way - Conceptual Level Project Costs:		\$	10,754,730	\$ 660/sf	\$ 11,345,166
OPTION 2 - Total Project Cost:		\$	22,659,383	\$	24,143,270

This conceptual level budget is based on 2022 construction costs

The budget assumes mid-level construction materials including; masonry veneer, metal stud framing, with a structural steel superstructure and standard foundation systems, pending further geotechnical investigation.

Costs not included:

Land acquisition costs are not included in this budget

Any temporary accommodations, relocations, and facility rental costs during construction are not included in this budget

New or relocated communications equipment; including radio antenna, dispatch consoles, and radio systems